

STATE OF ALABAMA)

SHELBY COUNTY)



19780505000054860 1/4 \$.00
Shelby Cnty Judge of Probate, AL
05/05/1978 12:00:00 AM FILED/CERT

PARTIAL SATISFACTION AND RELEASE OF MORTGAGE

The First Bank of Alabaster, located in Alabaster, Alabama, does hereby execute this Partial Satisfaction and Release of Mortgage, on this

16th day of November, 1976.

WITNESSETH:

WHEREAS, Valley Church of Christ is the owner in fee simple of certain real estate situated in Shelby County, Alabama, and more particularly described as follows:

Parcel I: Begin at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 19.2 West and turn an angle to the left of 44°09' from the East line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and run Northwesterly a distance of 974' to the point of beginning; thence turn an angle of 0° left and run a distance of 218.81'; thence turn an angle of 91°21' right and run a distance of 381.70 feet, thence turn an angle of 91° left and run a distance of 244.88 feet, thence turn an angle of 91°25'30" right and run a distance of 426.17 feet to Valley Dale Road; thence turn an angle of 114°39'03" right and run along Valley Dale Road a distance of 395.48 feet, thence turn an angle of 65°14'45" right and run a distance of 208.34 feet; thence turn an angle left of 64°46'06" and run a distance of 111.99 feet; thence turn an angle of 64°05'48" right and run a distance of 374.26 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel II: Commence at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West; thence from the East Line of said Quarter-Quarter turn an angle to the left of 44 degrees, 09 minutes and run in a Northwesterly direction a distance of 974 feet; thence turn an angle to the left of 91 degrees, 00 minutes and run in a Southwesterly direction a distance of 218.81 feet; thence turn an angle to the right of 91 degrees, 21 minutes and run in a Northwesterly direction a distance of 381.70 feet to the point of beginning; thence turn an angle to the left of 91 degrees, 00 minutes and run in a Southwesterly direction a distance of 244.88 feet; thence turn an angle to the right of 91 degrees, 25 minutes, 30 seconds and run in a Northwesterly direction a distance of 426.17 feet to it's intersection with the Southeasterly right-of-way line of Valley Dale Road; thence turn an angle to the right of 114 degrees, 39 minutes, 03 seconds and run in a Northeasterly direction along

Flynn Aerial
R. 19 Box 211
Bham. Ala. 35244

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BOOK

the Southeasterly right-of-way line of said Valley Dale Road a distance of 351.44 feet; thence turn an angle to the right of 65 degrees, 14 minutes, 45 seconds and run in a Southeasterly direction a distance of 207.93 feet; thence turn an angle to the right of 48 degrees, 56 minutes, 06 seconds and run in a Southerly direction a distance of 99.61 feet to the point of beginning; and

WHEREAS, The First Bank of Alabaster is the mortgagee in that certain mortgage given by Valley Church of Christ, and Maurice H. Phillips and Jack L. Gaut, as Trustees, to the First Bank of Alabaster, which said mortgage was executed on the 10th day of February, 1973, and filed in the Office of the Judge of Probate of Shelby County, Alabama, on February 21, 1973, and recorded in Book 329, Page 03; said mortgage being in the amount of Twenty-Six Thousand Dollars (\$ 26,000.00); and

WHEREAS, the First Bank of Alabaster is mortgagee in that certain mortgage executed by Valley Church of Christ and Maurice H. Phillips and Jack L. Gaut, as Trustees, in favor of First Bank of Alabaster in the amount of Thirty-Nine Thousand Dollars (\$ 39,000.00), which said mortgage was executed on July 12, 1974, filed in the Office of the Judge of Probate of Shelby County, Alabama, on July 15, 1974, and recorded in Book 340, Page 668; and

WHEREAS, Valley Church of Christ now wishes to sell to Charles Flynn Gerald a certain portion of the real estate made subject of the two mortgages above and which said real estate is more particularly described as follows:

Parcel III: Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence from the East line of said Quarter-Quarter, turn an angle to the left of 44 degrees, 09 minutes and run in a Northwesterly direction for a distance of 974 feet; thence turn an angle to the left of 91 degrees, 00 minutes and run in a Southwesterly direction for a distance of 218.81 feet; thence turn an angle to the right of 91 degrees, 21 minutes and run in a Northwesterly direction for a distance of 381.7 feet to the point of beginning; thence turn an angle to the



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left of 91 degrees, 00 minutes and run in a Southwesterly direction for a distance of 244.88 feet; thence turn an angle to the right of 91 degrees, 25 minutes, 30 seconds and run in a Northwesterly direction for a distance of 75.56 feet; thence turn an angle to the right of 88 degrees, 34 minutes, 30 seconds and run in a North-easterly direction for a distance of 320.01 feet; thence turn an angle to the right of 88 degrees, 34 minutes, 30 seconds and run in a Southeasterly direction for a distance of 11.81 feet; thence turn an angle to the right of 48 degrees, 56 minutes, 06 seconds and run in a Southerly direction for a distance of 99.61 feet to the point of beginning; and

WHEREAS, Charles Flynn Gerald desires to purchase said property;
and

WHEREAS, The First Bank of Alabaster wishes to partially satisfy and release the property to be sold by Valley Church of Christ to Charles Flynn Gerald from the liens of said mortgage instruments described above.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of the sum of One and no/100 Dollars (\$ 1.00) to be applied upon the principal on the indebtedness secured by certain mortgages executed by Valley Church of Christ and Maurice H. Phillips and Jack L. Gaut, Trustees, to the First Bank of Alabaster, which said mortgages are recorded in the Probate Office of Shelby County, Alabama, in Book 329, Page 03, and Book 340, Page 668, the receipt whereof is hereby acknowledged, the undersigned, First Bank of Alabaster does hereby release and discharge from the liens and operation of said mortgages, and hereby quitclaims unto the said Valley Church of Christ and Maurice H. Phillips and Jack L. Gaut, as Trustees, the following described parcel of real estate situated in Shelby County, Alabama, and more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence from the East line of said Quarter-Quarter, turn an angle to the left of 44 degrees, 09 minutes and run in a Northwesterly direction for a distance of 974 feet; thence turn an angle to the left of 91 degrees, 00 minutes and run in a Southwesterly direction for a distance of 218.81 feet; thence turn an angle to the right of 91 degrees, 21 minutes and run in a Northwesterly direction for a distance of 381.7 feet to the point of beginning; thence turn an angle to the



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It is distinctly understood that the execution of this Release shall in no wise operate to release or impair the lien and the securities of said mortgages upon the property remaining subject thereto.

IN WITNESS WHEREOF, the undersigned has hereinto set its signature and seal on this the 16th day of November, 1976.

THE FIRST BANK OF ALABASTER

By J. E. Bearden

ATTEST:

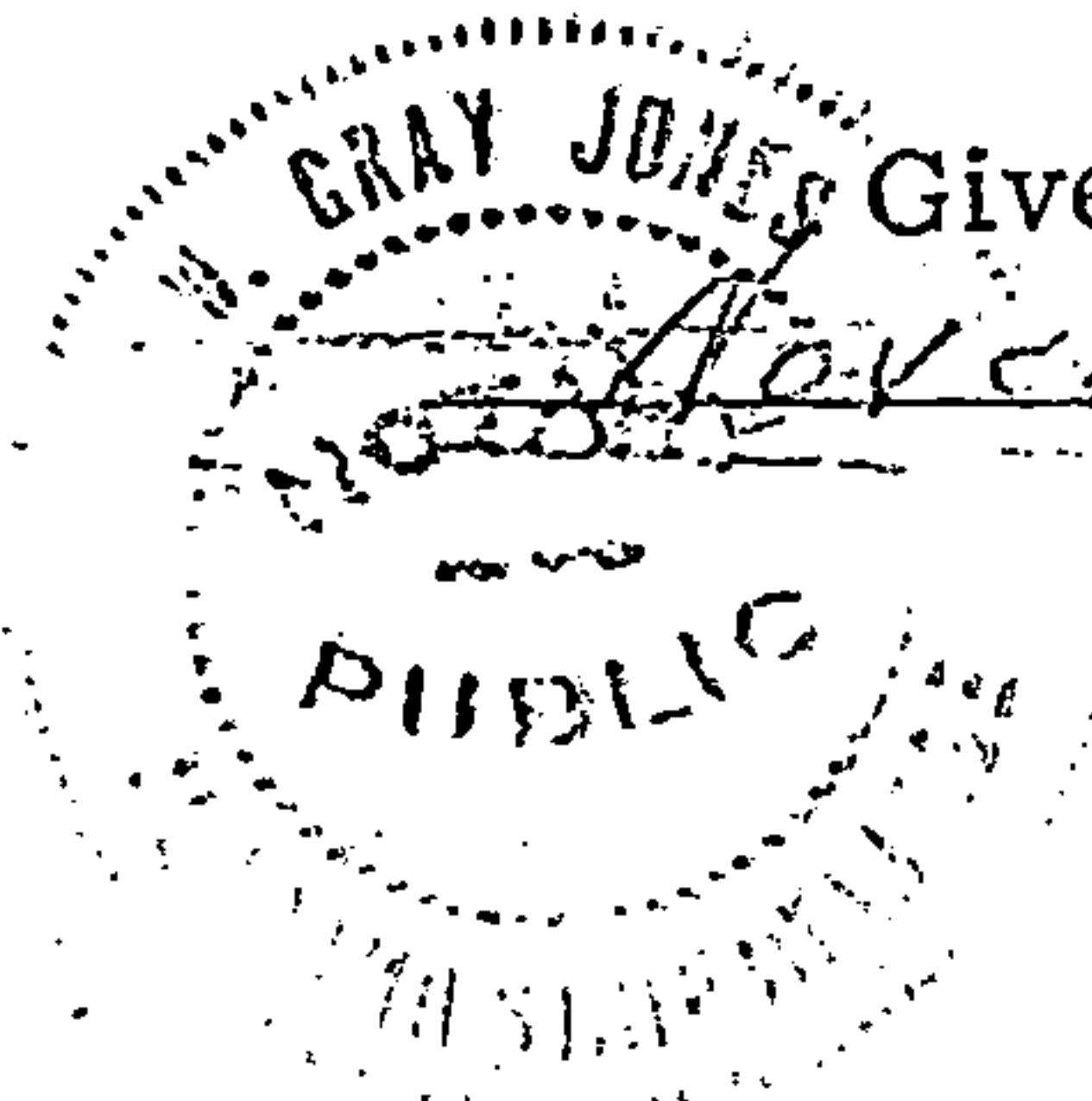
[Signature]
Secretary

STATE OF ALABAMA)

SHELBY COUNTY)

I, W. GRAY JONES, a Notary Public in and for said County in said State, hereby certify that J. E. Bearden whose name as the President of the First Bank of Alabaster, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 16th day of November, 1976.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 MAY -5 PM 3:43

Thomas P. [Signature]
JUDGE OF PROBATE

Rec. 6.00
Index 1.00
7.00



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